

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING - March 18, 1970

Appeal No. 10320 Nineteenth Street Baptist Church, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of April 22, 1970.

EFFECTIVE DATE OF ORDER - April 15, 1971

ORDERED:

That the appeal for variance from the rear yard requirements of the R-1-B District to permit erection of a new church at 5401-05 16th Street, N. W., lots 26-28, Square 2718 be granted conditionally.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with brick structures which will be razed.
3. The appellant proposes to erect a church and administration building as shown on Exhibit No. 2.
4. The lots involved are triangular in shape at the rear. The plans as submitted have an average rear yard of 17 feet. There is a 40 foot strip reserved for parking on the front of the lot with the building located 41 feet from the sidewalk.
5. No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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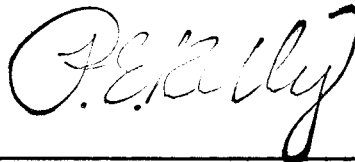
Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following condition:

a. The front of the proposed building shall be on line with the other neighboring buildings (actual building and not porches).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:



By: \_\_\_\_\_

PATRICK E. KELLY  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.